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Part II

Land Use Element

San Diego County General Plan - 1990

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Land Utiliz.

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Chapter 1

Urban Land Uses

Introduction

The amount and location of land for urban uses is based on projections to 1990 of urban land needs. The amount of land allocated for each urban use is in excess of the actual amount projected to be required. This provides a surplus which serves two purposes: It allows for the possibility that the population projections may be low, and every effort was made to provide enough land for each use under all possible circumstances. In addition, planning for a higher population than is expected provides adequate areas for a wide choice in location.

Arrangement of the various land use elements was based on the desire to accomplish the General Plan goals. The arrangement of uses strives to avoid random isolated developments that cause uneconomic extensions of public utilities, services, and facilities through premature development of vacant land. Urbanization ideally would proceed in an incremental, gradual fashion. Each new development would locate as close as economically feasible to existing developments or utilities, with the financial ability of the community to provide public services and facilities being an important guideline. However, it is recognized that land is not always available for immediate development, due to land tied up in litigation, excessive prices asked by some owners, and a multitude of other factors. The intent of the plan could be carried out if the public agencies and private utilities encouraged development in the areas depicted for urban development and avoided extension of public services into the rural areas as shown on the map.

The urban pattern proposed by the plan is organized around the San Diego metropolitan complex and a number of other established urban centers or cores. Although urban cores outside the metropolitan complex are modest in size in relation to the City of San Diego and its contiguous urban development, they complement one another, serving regional shopping, govern-

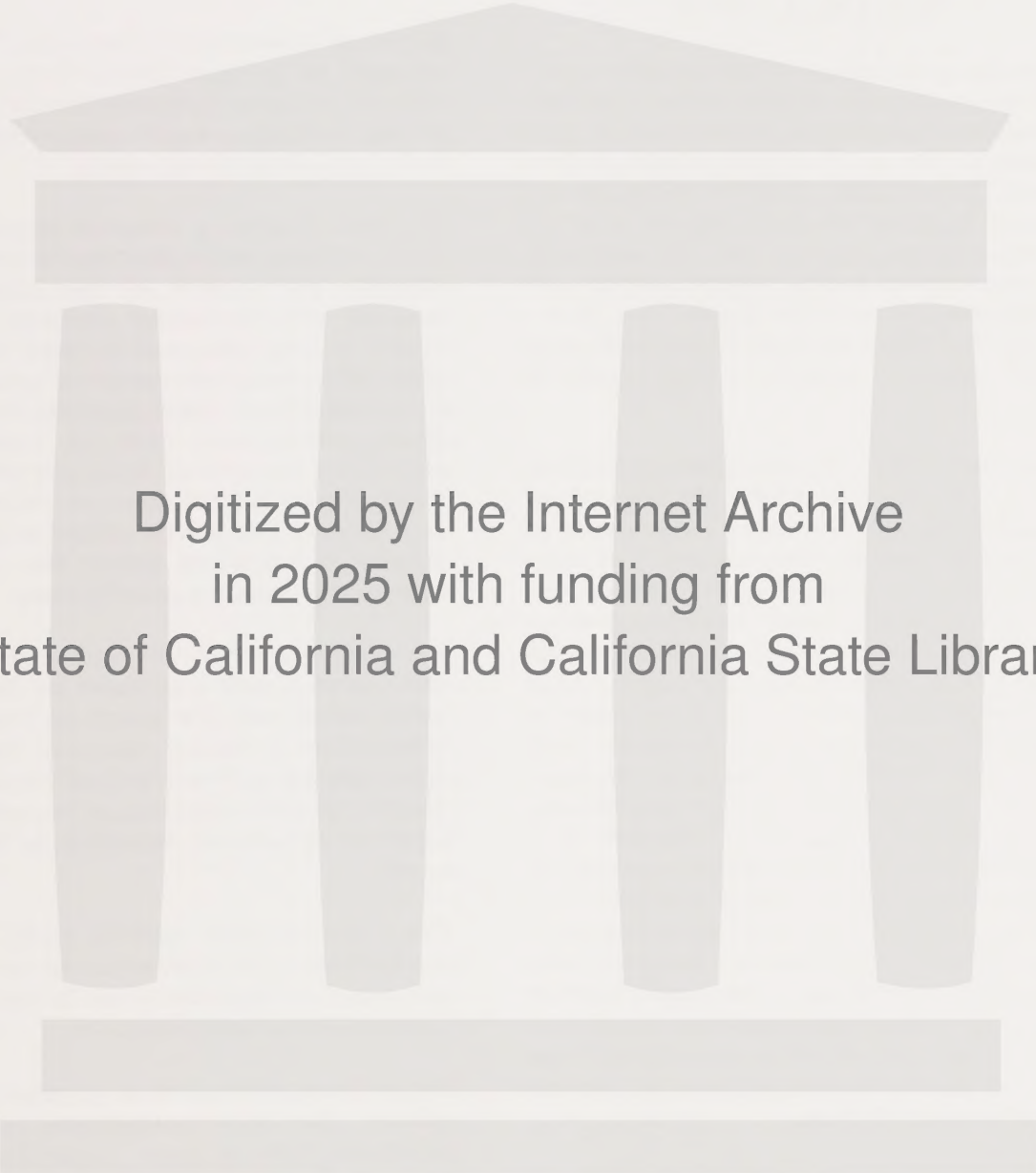
mental, or administrative functions. The pattern proposed by the plan offers a form of development which can be realized; which is effective and orderly; and which would preserve the desirable living environment of the region.

The Plan provides a balanced combination of urban land uses and related public facilities. For example, the amount of land allocated for shopping and recreational purposes is directly related to, and calculated to meet, the requirements of the designated residential areas, which in turn were based on liberal population projections. Urban development must be provided with expensive urban services. A primary consideration in the arrangement of urban uses was the creation of a pattern that would utilize existing urban facilities to the fullest extent, thus achieving a maximum of economy and efficiency.

The areas designated for expansion of existing urban centers were also based on the need for public safety and the intent to maximize the conservation of natural resources. Accordingly, urban uses are not shown on land that is subject to floods or erosion problems, or land which is best suited for agriculture, recreation, or the national forest.

There will be some national forest land made available for community expansion through land exchanges for land more suited for national forest purposes and general public uses.

It is anticipated that all existing urban centers will expand. The large southwestern centers will experience the greatest population growth followed by the northwestern communities, which will grow substantially. While the smaller urban communities such as Fallbrook, Ramona, Alpine, Julian, and Borrego Springs will not receive a large numerical growth, they nevertheless can be expected to experience substantial percentage increases over their present populations.



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The General Plan does not preclude the possibility of establishment of "New Towns" or additional urban centers. However, it is virtually impossible to anticipate where they might occur, if at all. Such large developments would certainly have to be preceded by a thorough market analysis and feasibility study. If at some future date a need for such a development should be demonstrated, and its nature and proposed location did not endanger the goals of the Plan, the Plan should be amended to include the new urban area and also show any necessary reduction in the urban area and also show any necessary reduction in the urban areas now shown on the Plan. It is not the purpose of this Plan to propose neighborhood and community facilities. Uses such as neighborhood shopping areas, parks and schools rightfully belong on the more detailed community and city plans. This County General Plan concerns itself only with the broad allocations of urban land uses as described below.

Industrial Sub-Element

(See Compatibility Matrix on Page II-14)

SITES OVER 50 ACRES IN SIZE; INCLUDES WHOLESALING, WAREHOUSING, AND MANUFACTURING; SAND AND GRAVEL EXTRACTION NOT INCLUDED.

This designation indicates those areas in San Diego County most suitable for major industrial development, including supporting commercial development. Agricultural and other open space uses are legitimate interim uses of the land so designated. It is not the intent of the Plan map to designate specific land uses on lands under 40 acres in size. Industrial uses could be compatible in areas not designated for this land use on the Plan map. Sand and gravel operations are not indicated on the General Plan. Such operations could be compatible in any portion of the County other than high density residential areas subject to proper zoning and the issuance of a special use permit.

This element includes activities concerned with manufacturing, warehousing, and wholesaling. The provision of adequate land for industrial purposes, with appropriate qualities and in appropriate locations is the desired result. Currently, 5,500 gross acres of land are being used for industrial activities and by 1990 a projected total of 8,275 gross acres will be required. The Plan allocates 22,200 gross acres for industry, or approximately two and a half times the estimated

need. Much of the oversupply is the result of inclusion in the Plan of all land presently being used for industry plus that which is vacant but zoned for industry. This oversupply does not consider quality, since much of the land zoned for industry is not well suited for its intended purpose. However, the General Plan proposals assume there is an adequate supply of sites within these areas for a variety of potential industrial activities. The Plan also assumes further studies will be conducted to evaluate the industrial land shown on the Plan and that revisions will be made based on the recommendations in the studies.

The technical limitations of map scale generally allow land uses to be shown only if they are larger than 100 acres. However, because industrial areas are so important as employment centers and traffic generators, industrial areas of fifty acres or more are shown on the map.

EXTRACTIVE INDUSTRIES

This General Plan does not show extractive industries. Before allocation for these uses can be made, further studies, some of which are already underway, must be completed. Upon completion of these studies the Plan will be supplemented with an extractive industries element.

BACKGROUND

Industry is of prime importance to San Diego County as a source of employment for local residents and income for the economy. It is also an important source of goods, and of tax revenue needed to pay for the many public facilities and services demanded for a high standard of urban life. Industry can add much or detract much from a region. The fundamental industrial goal for San Diego County should be to establish a "climate" which will attract and hold the kinds of industry that will contribute toward the economy without detracting from the amenities that have provided the underlying basis for the present growth and prosperity of the region.

FINDINGS

1. The economy is growing. It is expected to double by 1990, as measured by employment.
2. The amount of land presently devoted to manufacturing, wholesaling, and warehousing totals approximately 5,500 acres. The extractive industries presently are using 2,400 acres.

3. Manufacturing is concentrated in the southwest area of San Diego County. Much of the expected industrial growth will continue to occur there, although the north county area will probably acquire an increasingly larger share.
4. Some industrially zoned land is being utilized by other activities, and some industry occurs in other zones and in unzoned areas.
5. There is much more land now zoned for industry than is being used.
6. The quality of industrially zoned land needs to be reevaluated in terms of its suitability for its intended purpose.

GOALS

1. An adequate supply of land well located for highly diversified industrial activities and with site qualities that will meet the requirements of anticipated industry.
2. Industrial sites of sufficient size to provide ample space for on-site parking and loading facilities, area for expansion, appropriate landscaping, and adequate buffering for the protection of adjacent nonindustrial development.
3. The protection of industrial areas from encroachment by incompatible non-industrial types of land use.
4. The protection of land adjacent to industry from unnecessary noise, dust, odors, etc., through performance standards on industrial land uses.
5. The proper location of industrial uses according to the demand they generate for housing, transportation, and other facilities.
6. The protection of valuable deposits of sand and gravel against encroachment by other land uses, and proper regulations.

Residential Sub-Element

(See Compatibility Matrix on Page 11-14)

LOW DENSITY 1 TO 11 DWELLING UNITS PER GROSS ACRE; NEIGHBORHOOD COMMERCIAL AND PUBLIC FACILITIES; MINOR OPEN SPACE.

Low Density

(Up to an average of 11 dwelling units per gross acre.) Minor (under 40 acres) commercial and

industrial uses, all public facilities and minor open spaces are to be included as legitimate supporting service uses within the areas designated low density residential. It is not the intent, purpose or objective of this General Plan that each parcel of property be regulated by these density limitations. It is expected and desirable that there be a mixture of dwelling types and densities in all communities in order to offer a range of housing types on an equitable basis to all people. Thus proposals to develop portions of the areas designated for low density residential into densities higher than eleven (11) dwelling units per gross acre may be in conformance with this General Plan if adequate open space and other amenities are included and provided that the overall density of a community does not exceed the designated density shown on the General Plan and provided further that the proposed densities are not in conflict with adopted Community, Subregional, or Development Plans.

HIGH DENSITY OVER 11 DWELLING UNITS PER GROSS ACRE; NEIGHBORHOOD COMMERCIAL AND PUBLIC FACILITIES; MINOR OPEN SPACE.

High Density

(Averaging over eleven (11) dwelling units per gross acre.) Minor (under 40 acres) commercial and industrial uses, all public facilities and open space are to be included as legitimate supporting service uses within the areas designated high density residential.

Approximately 74,000 gross acres are in strictly urban residential use at the present time. The Plan provides for over 188,000 gross acres for residential and related uses such as neighborhood parks, shopping centers, schools, fire stations, etc.

The distribution of the 188,000 gross acres referred to above is based on the projected need for each statistical area of the County. The land proposed for residential use as indicated on the map equals this amount of projected need plus the surplus mentioned above. The areas not now urbanized, but projected to be so by 1990, are logical extensions of existing urban areas. These extensions are a reflection of the plan goals to provide services and facilities as economically as possible. Thus, existing land use, sewer lines and roads were major determinants in the location of these residential areas.

BACKGROUND

Shelter is a primary need and its provision is sometimes a serious problem in areas of high population growth. San Diego County's population is expected to increase from 1,213,000 in 1965, to 2,300,000 by the year 1990. This growth will have a tremendous impact on the region's housing needs.

FINDINGS

1. Sixty five percent of the total developed land in the County is in residential use occupying approximately 90,000 acres.
2. Although approximately 70 percent of the residential development is single-family dwellings, there has been a trend toward the construction of more multi-family dwelling units. The number of single and multi-family units constructed, during a two-year period ending June 1, 1966, was approximately equal.
3. Approximately 275,000 acres are presently zoned for residential use, which far exceeds existing and expected acreage needs to 1990.
4. Although there appears to be an abundance of residentially zoned land, many other uses are located in residential zones, and residential uses are also located in other zones and in unzoned areas.

GOALS

1. The minimization of urban sprawl and scattered urban development.
2. The protection of existing and proposed residential areas from encroachment by incompatible uses of land.
3. The preservation and protection of the existing pattern of distinct, identifiable communities, wherever feasible, by appropriate means.
4. A range and choice of housing types and densities.
5. Residential development properly correlated with adequate public services and facilities.
6. Encouragement of low density rather than high density residential development in rough terrain to reduce "terricide" or excessive grading.

RECOMMENDATIONS

Residential

Unless already undertaken or accomplished, each local unit of government should reevaluate existing zoning and subdivision ordinances and other land use control devices to assure their effectiveness in the solution of day-to-day problems and the attainment of their planning goals.

All jurisdictions should cooperate in creating model zoning ordinances and closely related controls, as a means of preserving residential amenities, promoting orderly development, and minimizing jurisdictional differences that cause confusion to the public, but these ordinances should attempt to retain the individuality of the various cities.

Commercial Sub-Element

(See Compatibility Matrix on Page II-14)

GENERAL COMMERCIAL AND COMMERCIAL RECREATION OF REGIONAL SIGNIFICANCE.

The map indicates those areas suitable for commercial and commercial recreation activities of regional significance. It is not the intent of the Plan to preclude commercial or commercial recreation uses of a community or neighborhood nature from locating on sites not indicated on the Plan map.

This element includes general commercial activities, such as retail stores and services, and offices. It also includes privately owned or operated recreation oriented activities, such as the Del Mar racetrack and Hotel Circle in Mission Valley. Land allocations represent the desired goal of providing an adequate quantity of land, appropriately located, with site characteristics that meet commercial use requirements.

There are currently 6,200 gross acres of land utilized for all general commercial purposes. The planned acreage is organized into regional and community shopping centers and specialized strip commercial areas, but the general nature of the Plan precludes the showing of neighborhood centers. The planned acreage is 8,900 gross acres. The surplus shown on the Plan allows for possible underestimation of needs. It is known that, on the average, at least 100,000 people are needed to support one regional center and 20,000 people to

support one community center. On this basis the Plan provides for these centers, but does not intend to indicate the specific sites upon which they should be located. All types of strip development are not recommended by this Plan. However, strip commercial does provide some services and goods that cannot be economically provided in centers, and the Plan does recognize the major strip developments that now exist.

At present, approximately 2,200 acres are used by activities in the commercial recreation category. Projected needs cannot be accurately determined because standards for projecting future demand for commercial recreation in terms of land requirements have not been developed. Commercial recreation activities usually occur at locations where site qualities attract customers — beaches, for example. The amount of development will depend on future demand. The Plan map reflects existing city plans for this type of commercial activity.

BACKGROUND

Commercial activities are of vital importance to San Diego County because they supply residents and visitors with indispensable goods and services. The overall commercial goal for San Diego County should be a rational distribution of commercial facilities that will meet regional needs, largely by satisfying carefully considered subregional needs, balancing in each instance the relative interests of businessmen, consumers, and the community.

FINDINGS

1. General commercial activities presently occupy approximately 6,200 acres.
2. Commercial recreation activities occupy over 2,200 acres.
3. Presently there are 13,400 acres of commercially zoned land. This figure appears to be well in excess of existing and forecasted needs.
4. The pattern of commercial land use consists of a combination of concentrated developments and strips scattered throughout the region.

5. Retention of some existing strip commercial development is justified, but excessive provision for this type of business could result in an unstable economic climate because of store vacancies and business failures.
6. The retailing portion of the commercial element is expected to expand in relation to the amount and location of population increases.

GOALS

1. Commercial land that is reasonably located in relation to the population to be served and in adequate amounts to enable reasonable business opportunities.
2. Concentration of business in compact areas rather than strung out endlessly along major and secondary traffic arteries.
3. Major shopping centers in appropriate locations, preferably at the intersections of major roads, and with provision for a variety and quantity of goods.
4. The location of freeway-oriented business for the convenience of the traveling public, in proportion to need, and at appropriate freeway interchanges, while assuring the efficient operation of the interchanges.
5. The protection of areas designated for business use from encroachment by non-business types of development.
6. Adequate land for commercial recreation use to assure the continuation of tourism as an important element of the economy.

Public And Semi-Public Sub-Element

(See Compatibility Matrix on Page II-14)

Included in this element are three categories: "Military Installations," "Universities and Colleges," and "Other Institutions" such as hospitals and government centers serving the entire region. For the purpose of map legibility only sites of 100 acres or more are shown. Projected land use needs for these categories require special studies beyond the scope of this General Plan. The Plan does indicate the existing activities of this element and future sites, where known. Also, the Plan shows a general arrangement of land uses and a circulation network, all of which can be used as a guide for determining future needs in these categories.

Chapter 2

Non-Urban Land Uses

Introduction

The areas designated for "nonurban land uses" either are not expected to be needed for urban expansion during the life of the Plan, are not suited for urban development, or are needed for conservation purposes. All projected population and economic growth can be accommodated in the areas designated for urban uses. The nonurban areas perform many vital functions for the region as a whole and for neighboring urban areas. Open space and recreation lands provide a welcome respite from the city-scape and pressures of urban living. Agriculture is one of the leading economic pursuits carried on in the County. Specifically, it is intended that the nonurban land use elements described below are to be available for agriculture, including livestock grazing. The vast tracts of watershed lands, by absorbing and holding great quantities of rainfall, not only contribute to the local ground water supply, but also help to prevent serious downstream flooding and silting. The uses described below complement the urban uses by creating a balanced land use plan with all necessary regional functions. Beyond 1990, some of the nonurban areas shown on the Plan constitute a valuable reserve for future urban development or for other uses which may become evident with the passage of time. Areas which are shown as rural on the Plan can logically be urbanized without being in conflict with the Plan, provided they are contiguous to existing, or then existing, urban areas.

Rural Residential Sub-Element

(See Compatibility Matrix on Page II-14)

**LOT SIZE BASED ON EXISTING PATTERNS;
NO URBAN LEVEL OF SERVICE PROVIDED;
AGRICULTURE.**

This use indicates areas that are suitable for a rural life style not requiring an urban level of service.

Specifically it is intended that residential and supporting commercial and public facility uses be permitted at a low density. It is specifically intended that the lot size and land use density will vary based on soil conditions and slopes. It is specifically intended that the density will be sufficiently low that new sewer systems will not be required.

BACKGROUND

The rural residential areas shown on the Plan indicate those portions of the County that:

- Are suited by topography, location, and soils for urban type of development, but
- Are not needed for urban development before 1990, and
- If developed before 1990 would contribute to urban sprawl, and
- Presently have no major installations of urban-type facilities such as curbs, gutters, sidewalks, water and sewer lines, but
- Are not suitable for permanent agricultural uses due to soil or climatic conditions, and
- Are not needed for permanent open space, conservation of natural resources or regional park sites, and
- Are usually outside the boundaries of city limits, but they
- Are needed for future growth of residential, commercial, and industrial uses after 1990, and
- Should be preserved to assure room for this growth in the future.

Principles of justice and law dictate that every owner shall be provided with a reasonable use of his property. These same principles, however, provide that a public agency should control its own expenditures for the protection of the general welfare. Accordingly, the Plan intends to provide a reasonable use of the rural residential areas of a temporary nature, with provision for a

more intensified use after 1990; but it does not contemplate the approval of residential, commercial or industrial subdivisions which would require urban levels of services, without amending the Plan. Possible uses for this property would include, but not be limited to, the following uses prior to 1990: golf courses; field crops; grazing; plant nurseries; mineral extraction; residences on large lots for persons who desire a rural way of life with or without dependence upon agriculture as a means of livelihood; radar, radio, and telephone towers or power transmission lines; and all other uses that do not require an urban level of governmental services.

The rural residential areas constitute a "land bank," for this County. They represent good long term investments for providing income to future generations. As with all elements of this Plan, the areas shown as rural residential are subject to change as new evidence becomes available. This new evidence may be a result of research contemplated in the comprehensive planning program, or as a result of competent private market analyses prepared by individual property owners, now or in the future.

Agricultural Sub-Element

(See Compatibility Matrix on Page II-14)

This land use category designates those lands in the County that should be retained in their predominantly agricultural uses. Uses that are supportive of agriculture or compatible to agricultural uses are to be permitted. Lot sizes and overall population density will vary based on the suitability of the individual parcels for various crops or agricultural products. No uses should be permitted that would have a serious adverse affect on agricultural production including food and fibre production, horticulture, floriculture, or animal husbandry.

The basic goal pursued for this element is to ensure a sound agricultural economy. Allocations of agricultural land are based on the location of good soils and climate which in the proper combination provide a favorable agricultural environment for high value crops. Another important factor is the existing pattern of high value crops and their locational trends. In addition, it is recognized that urban and agricultural uses often compete for the same lands, and it is expected that when a demonstrated need exists, an orderly conversion from agriculture to urban

uses will occur. This generalized Plan should not be interpreted to mean that residential development may in no manner locate in areas allocated for agriculture. However, it does mean that when the agricultural economy is protected from excessive property taxation, then those lands allocated for agriculture should remain as free of urban development as possible. Of course, farm homes, dwelling units for farm laborers, and other related structures also would need to be provided in the areas designated for agriculture.

BACKGROUND

Agriculture has long been an important element in the economic base of San Diego County. Although agriculture's share of the County's economy in terms of employment is decreasing, following nationwide trends, its value of production has been increasing at an average of approximately \$5,000,000 a year over the last 6 years. Agricultural activities take place on thousands of acres of land, and much of this land is or will be valuable for urban activities. When protection is given to prime agricultural lands to prevent their urbanization, the value of production could increase much more than it has in recent years. The fundamental goal should be to ensure a sound agricultural economy.

FINDINGS

1. San Diego County ranks among the nation's top twenty counties in value of agricultural production.
2. Land formerly used by agricultural activity that has been preempted by urban uses has usually been replaced by new operations elsewhere in the County; however, certain high value crops that can be grown economically only in the mild coastal climate, are in danger of elimination.
3. The thousands of acres devoted to farm uses constitute a major reserve of productive open space benefiting the entire populace.
4. Urban uses have scattered into agricultural areas and have resulted in small plots of land unprofitable to farm and where agricultural activities are profitable, there are often conflicts between agricultural operations and urban development.
5. Changes in location of agricultural zoning tend to reflect the conversion of agricultural land to urban uses.
6. Agricultural zoning as presently in effect has not been effective in preventing urban sprawl.

GOALS

1. The orderly urbanization of appropriate lands now used for agriculture, to prevent unnecessary elimination of agricultural operations through excessive taxation associated with scattered urban development.
2. The protection of predominantly agricultural areas from scattered and incompatible urban intrusions.
3. The retention of lands proposed for long-term agricultural use in agricultural production during the time span of the General Plan.
4. The promotion of agriculture as one of the most appropriate types of flood plain usage.
5. The encouragement and protection of unique high-value specialty crops of the region.
6. The allocation of agricultural areas on the basis of suitability of soils, climate, and agricultural land use trends.

National Forest Sub-Element

(See Compatibility Matrix on Page II-14)

National Forest

The County-wide General Plan map designates certain areas for National Forest. It is the intent of the General Plan in this designation to indicate that the highest and best use of this land would be attained if the national government were to acquire the land and reserve it as a part of the National Park System. It is recognized, however, that there are limited funds available to attain this highest and best use for the land. Accordingly, other uses found to be compatible with the National Forest are declared to be compatible with this designation.

It is the intent of the General Plan that the National Forest Service will be notified prior to the approval of any proposal by a property owner to develop or use any land designated as National Forest for anything other than a single family dwelling and accessory buildings on an existing lot. It is intended that the National Forest Service and other public agencies will be given a reasonable period of time to acquire the property for a public use prior to the approval of any development proposal.

It is further the intent of the General Plan that in the event the public does not acquire the land in a reasonable period of time that compatible private development will be permitted to occur.

It is intended that any proposal for private development will be reviewed to assure that there will be a minimum of adverse affects on the National Forest.

This element includes the major land holdings of the U.S. Forest Service in the region. They are managed under the principles of multiple use and sustained yield of renewable resources. Major uses include watershed, grazing, recreation, wildlife habitat, and forest conservation. These uses are examples of the means being employed to reach the desired goal for the National Forest — putting each acre of land to work doing as many jobs as possible without destroying the resources. The Plan indicates in general the extent of the National Forest and those private lands which would need to be acquired by the National Forest Service to create efficient management units, and indicates the areas in which mutual cooperation in land management practices between private and National Forest lands should occur. Within the area owned by the Forest Service it is intended that the appropriate management zones be adopted and made a part of the Plan by reference, as they are specified in Design for Multiple Use, the National Forests of Southern California, California Region, Forest Service, U.S. Department of Agriculture, 1964, GPO 967-995, pp. 6-7.

Open Space Sub-Element

(See Compatibility Matrix on Page II-14)

See also Open Space Element.

Multiple Rural Use

This land use designation is placed on lands not suitable for urban development even though the land is under 25 percent in slope and is not timbered. Generally the land is not highly suitable for agriculture although such uses are encouraged. Uses for which land may be suitable include but are not limited to: watershed, tree crops, field crops, dairy farming, poultry farming, erosion control, wildlife habitat, grazing, military training, electronic installations, greenbelts, flood control, scenery, mineral extraction, golf courses, private outdoor recreation, riding stables, plant nurseries.

It is the intent of this designation to provide for homes and cabins provided that each proposal for such a development other than for one single family home on an existing lot would be carefully examined to assure that the proposed development would not destroy the natural environment, would minimize problems of erosion and fire and would not require sewers or other urban levels of service.

Mountain Development

This designation is placed on land that is generally over 25 percent slope and/or covered with valuable timber. This land is essential for the protection of the watershed of the entire County, is highly susceptible to dangerous fires, is subject to erosion and is highly sensitive to any intrusion by man or his equipment. Accordingly, other than a single family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure an absolute minimum of adverse affects on other lands in the County. The uses listed as compatible with the Multiple Rural Use category could be compatible with this designation under ideal circumstances.

The allocation of land for open space is an effort to satisfy related plan goals by providing for a distribution of open space that is adequate to meet the varied needs of the future residents and visitors in terms of location, accessibility, space, functional design, and operation. It is the intent of the open space element to provide for homes and cabins in the open space areas as shown on the Plan, provided that each proposal for such development other than for one single family home on an existing lot, would be carefully examined to assure that the proposed development would not destroy the natural wilderness environment, would minimize problems of erosion and fire, and would not require urban levels of services. The Plan map indicates two categories of open space in nonurban areas: Multiple Rural Use, and Mountain Development.

Multiple Rural Use The areas shown as nonurban multiple rural use are areas in which the slope of the land is generally less than 25 percent, but which are not covered with valuable stands of timber. There is not

expected to be any substantial demand for urbanization of this land due to its location. Uses for which it may be suitable include, but are not limited to:

- Watershed
- Erosion Control
- Wildlife Habitat
- Grazing
- Military Training
- Electronic Installations
- Tree Crops
- Field Crops
- Scenery
- Flood Control
- Greenbelts
- Dairy Farming
- Mineral Extraction
- Golf Courses
- Private Outdoor Recreation
- Riding Stables
- Plant Nurseries

Mountain Development Areas with slopes over 25 percent and timber lands (which are in such short supply in the County) are designated as mountain development. These lands are presently used for limited grazing and wildlife habitat, have very little urban development potential, and are reserved for open space in the interest of public safety and conservation.

BACKGROUND

As San Diego County becomes more and more urbanized, there is the threatened loss of the most attractive features of the natural environment by making the open countryside inaccessible to most urban residents and by eliminating distinctive natural features within the built-up area. This can be prevented by the judicious use of open space. In addition to its use as a protection of the natural environment, open space has value for recreation, resource protection, resource production, public safety, and in general the health, welfare, and well-being of the community. The fundamental goal should be provision for a distribution of permanent open space that is adequate to meet the varied needs of the residents and visitors in terms of location, accessibility, quantity, functional design, and operation.

FINDINGS

1. Over 50 percent of the County is in public ownership, providing open space functions, primarily in the eastern two-thirds of the County.
2. Open space will continue to be needed in the western urbanizing portion of the County to relieve the monotony of the cityscape, and for a variety of public safety functions.
3. Recreation, watershed protection, erosion control, wildlife habitat, grazing, and military training are some of the major open space type uses accommodated by publicly owned lands.
4. To serve the vital open space function, land designated as such must remain relatively free of urban development, but may be used for multiple purposes, including agriculture, open commercial recreation, extractive industry, and water storage and reclamation basins.
5. Public lands in combination with private open type uses can provide the region with an economically attainable open space system.
6. Much of the County contains rough terrain and flammable vegetation that would best serve as open space.

GOALS

1. The conservation of unique terrain for visual features.
2. Open space "air sheds" to improve air quality.
3. The protection of open space land needed for a significant portion of the region's water supply.
4. The use of open space to prevent urban development from occurring in areas on which geologic hazards exist.
5. The use of open space to maintain fire breaks that help to avoid destruction of scenic and economic assets such as forested areas and grazing lands.

COMPATIBILITY MATRIX

ZONES	LAND USE CATEGORY									
	Industrial	Low Density Residential	High Density Residential	Commercial	Rural Residential	Agriculture	National Forest	Multiple Use	Permanent Open Space	State Parks
C and/or P	*	*	*	*	●	●	●	●	●	●
C-1	*	●	●	*		●	●			
C-2	*	●	●	*		●				
A-1	*	*	*	*	*	*	*	*	*	*
A-2	*				*	*	*	*	*	●
A-3	*				●	*	*	*	*	●
A-4					●	*	*	*	*	●
E-1		*	*	●	*	●		●		●
E-1-A		*	*	●	●					
E-1-B		*	*	●	*	*	*	●		●
E-1-C		*	*		*	*	*		*	*
R-1-15		*	*	●				●		
R-1 and/or R-5		*	*	●						
-1-A		*	*	*						
R-1-B		*	*	*						
R-2		*	*	*						
R-3		●	*	*						
R-4		●	*	*						
PRD		*	*	●	●					
T	*	*	*	*				●		
LCA	*	*			*	*	*	*	*	●
FP (Overlay)	*	*	*	*	*	*	*	*	*	*
SC and/or C (Overlay)	*	*	*	*	*	*	*	*	*	*
RP	*	*	*	*	●					
M	*	●		*						
M-1	*									
M-2	*									
M-3	*									
LC	*				●	*	*	*	*	*

-  Those zones that are compatible with the land use category.
-  Those zones that could be found to be compatible by the Planning Commission or Board of Supervisors under unusual or abnormal circumstances but generally are not compatible.
-  Those zones that are not compatible with the land use category.

Chapter 3

Other Land Uses

This portion of the Plan deals with land uses which are neither specifically urban nor nonurban in nature.

Transportation

Transportation is one of the major influences on the kind of environment the people of San Diego County will have by 1990. Transportation brings people and facilities together. Thus, transportation has been an important influence on the direction of growth of this region, and it must be planned in conjunction with other land development if either is to function properly. The fundamental goal should be to aim for efficiency in the transportation of people and goods. Transportation facilities should be capable of economically serving mounting travel volumes while encouraging orderly land use development.

FINDINGS

1. San Diego County has an enviable record of a continuing, cooperative, modern approach to transportation planning.
2. A well planned transportation system can assist in guiding the future pattern of land use.
3. Home-to-work, or peak-hour travel, and related parking problems are the major transportation challenges.
4. The existing mass transit system does not adequately serve non-driving sectors of the population.
5. The diffused pattern of urban development of San Diego County complicates the establishment of rapid mass transit facilities.
6. Continuing refined studies are required to plan for the transportation needs of tomorrow.
7. Highway aesthetics are being considered in current design and construction.

GOALS

1. The provision of freeways and prime arterials for the primary purpose of moving large volumes of traffic.
2. Freeways (which are major architectural features) designed to harmonize with the cityscape.
3. Avoidance of bisection of neighborhoods and communities with major highways.
4. Adequate off-street parking as a part of every intensive use of land.
5. Scenic highways in locations that traverse scenic areas.
6. A mass transit system that will effectively serve as an adjunct to automobiles as a means of transportation.
7. Beautification of major roads to make them attractive as well as convenient to the resident and visitor.
8. A balance between land uses and transportation facilities.
9. A greater emphasis on highway aesthetics and beautification.

Public Facilities and Services

In modern urban society the provision of water, sewers, power, police and fire protection, education, hospital care, and other basic needs are recognized as community responsibilities. They are either provided or supervised by public agencies. As population and urban land use increase, the demands for public facilities and services will expand substantially. Only careful planning and management of these services will enable them to meet the demands made upon them. The fundamental goal for public facilities and services should be adequate and efficient service for all, at the lowest possibly cost, with a fair distribution of the costs and benefits.

FINDINGS

1. As a group, public facilities and services consume large amounts of land, have specialized site location requirements, and involve large capital investments.
2. Public facilities and services cannot be provided economically for areas of scattered development. When such development occurs, taxes or service charges must be raised to compensate for this inefficiency, or residents of the scattered development must tolerate limited services.
3. Urban expansion accomplished in an orderly fashion permits new development to utilize existing facilities and services, and minimizes the cost of extending them to outlying developments.
4. There is a need for major studies to plan for sanitation, water distribution, and reclamation facilities.

GOALS

1. Public facilities and services adequate to serve existing development, and closely coordinated with the Land Use Element of the General Plan as a means of encouraging orderly growth.
2. Public facilities and services, such as underground utilities, that will not detract from the living environment.
3. Optimum use of local water resources through the application of appropriate water conservation practices and maximum use of reclaimed water for irrigation, industry, recreation, and other nondomestic uses.
4. Sewerage systems which serve drainage basins rather than areas enclosed by arbitrary boundaries.
5. The selection and acquisition of school and other public facility sites early enough to insure proper location at reasonable cost to the public.

Circulation Element

See also Bicycle Network Sub-element.

The map entitled "Circulation Element, San Diego County General Plan, 1990" is the circulation element of this General Plan.

As part of the continuing planning program, a comprehensive transportation-land use planning

process is under way. This planning study will define how the goal of efficient transportation of people and goods can be accomplished. Until such a plan is prepared, transportation facilities on this General Plan can only indicate the existing master plan of freeways and prime arterials. It is anticipated that the land use allocations as finally adopted in the General Plan will be one of the most important inputs into the transportation study. An adequate transportation system cannot be provided unless public policy guidelines for future land development as indicated on a general plan have been set.

AIRPORTS

The Plan shows existing public, private, and military airports. A 1964 report entitled "Southern California Regional Airport Study," concludes that existing airports handling commercial and general aviation have adequate capacity to serve the needs of San Diego County to 1990. However, with recent trends in the construction of supersonic aircraft, there is a possibility that existing facilities will not be adequate and, therefore, a more refined study will need to be made in the future.

The Plan map identifies existing airports. It is not the intent of the General Plan to preclude the establishment of additional airports in other areas of the County.

FREEWAYS

Freeways are divided highways with full access control and grade separation at all intersections. They are designed for high-volume, high-speed, and relatively long distance traffic. The Land Use Element map shows existing freeways; the Circulation Element map shows proposed roads.

PRIME ARTERIALS

Prime arterials are four-lane divided highways with grade separations, access control, or extra lanes as required. They augment the freeway system by providing direct service to areas generating and attracting relatively large volumes of traffic. They are designed for lower speeds, lower volume, and shorter trips than are freeways. The Land Use Element map shows existing prime arterials. Proposed routes are shown in the Circulation Element map.

MAJOR ROADS AND COLLECTOR ROADS

Major roads are four-lane divided roads with access and parking controlled as necessary. Collector roads are four-lane undivided roads with no access control. Neither of the latter two types of roads are shown on the Land Use Element map, but they are defined here because all types of major highways are important to planning.

RAILROADS

It is not within the scope of this plan to propose new railroad routes. However, existing lines are indicated to stress their importance for land use planning.

TERMINALS

Terminals are the facilities that provide for the loading and unloading of passengers and goods. They permit connections between the modes of transportation previously described. Examples include Lindbergh Field Air Terminal, the Santa Fe Railroad Station, and Port of San Diego terminals. Their precise locations are not shown on the Plan due to limitations of scale.

PIPELINES

Pipelines are an efficient means for transporting large quantities of bulk, liquid, and gaseous goods. Owing to map limitations, pipelines are not shown on the Plan but are recognized as an important part of the transportation network.

FLOODPLAINS

See also Open Space Element.

It is the intent of the General Plan that a detailed study is to be made of all the land lying within the floodplains of San Diego County. It is further intended to apply the Floodplain or Flood Channel Overlay Zone on all lands lying within the 100-year floodplain. It is further intended that the land in the floodplain be zoned to a use compatible with the specific plan or community plan adopted after completion of the necessary studies.

It is the intent of the General Plan to emphasize a natural open space approach to the flood control problems of San Diego County and to zone the land so as to utilize the floodplains as a part of the open space system. No subdivision which is located in a floodplain can be found compatible to the County General Plan if the subdivision is found to be in conflict with the spirit and intent of the Floodplain Overlay Zone, unless said subdivision is specifically within the boundaries of the Flood Channel Overlay Zone.

Areas designated as floodplains are susceptible to periodic flooding. Unless there is absolute and unquestionable need for expensive and often unattractive flood control facilities, it is desirable to retain these areas in open, low intensity uses that would not sustain major damage in time of flood, nor impede the flow of water. The floodplains occupy the major river valleys in the County and were drawn on the Plan to include all of those areas which would be inundated by a fifty year flood. Also, these areas contribute to needed green space within the urban area. Due to map scale limitation, only floodplains over 1,200 feet wide can be shown. Although it is desirable and economical to retain these areas in their natural state for open type uses, it is not the intent of this Plan to void flood control facilities now in the planning stages.

CEMETERIES

The Plan map indicates existing cemeteries. It is not the intent of the General Plan to prohibit cemeteries from being located in other areas of the County.

This Plan recognizes that established cemeteries will remain permanently in this land use category.

WATER AREAS

See also Open Space Element.

All existing water areas large enough to appear at the scale of the Plan map are shown.

The Plan map indicates major water bodies for purpose of identification only.

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